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MoDNR file photo



MoDNR file photo

# Clayton Cleaners Site

**Missouri Department of Natural Resources**

**P.O. Box 176, Jefferson City, MO 65102-0176**

**March 2022**



*The mission of the Missouri Department of Natural Resources is to protect our air, land, water, and mineral resources; preserve our unique natural and historic places; and provide recreational and learning opportunities, while promoting the environmentally sound and energy-efficient operations of businesses, communities, agriculture, and industry for the benefit of all Missourians.*

## Clayton Cleaners Site Community Involvement Plan

*The Missouri Department of Natural Resources developed this community involvement plan (CIP) to facilitate two-way communication between the community surrounding the Clayton Cleaners site and the department, and to encourage community involvement in site cleanup decisions. The CIP will help the department plan how to effectively communicate with the community and provide opportunities for public participation that will meet community needs and occur as specific milestones related to the ongoing environmental investigation and cleanup for the site are reached.*

*The site is located at 550 North and South Road, University City, St. Louis County, on approximately 0.38 acres in a mixed residential and retail neighborhood. The department will utilize the community involvement activities outlined in this CIP to ensure residents and business owners/operators remain informed and are provided with opportunities to be involved in important site cleanup decisions.*

*This CIP provides a history and background of the site and community; presents an analysis of community issues and concerns; details a communications action plan and summarizes cleanup activities and the department's community involvement program.*

*The department utilized several sources of information to develop this CIP, including community interviews and site technical documents. The department's Superfund section will oversee the implementation of the community involvement activities outlined in this plan. Site cleanup and community involvement activities will follow a process for cleaning up contaminated sites; the process is outlined in the [Comprehensive Environmental Response, Compensation and Liability Act \(CERCLA\)](#), also known as Superfund.*

### Primary Points of Contact for the Clayton Cleaners Site are:

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## Updates to the Plan

According to past community meeting questions and comments, and recent community interview responses, environmental investigations and findings at the site continue to be of some concern to the community. The department recognizes the importance of keeping the community informed, therefore, this CIP will be updated as needed to ensure community concerns continue to be addressed.



# Introduction

## Community Involvement at the Clayton Cleaners Site

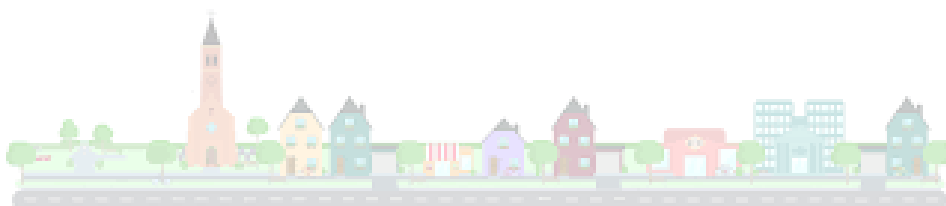
Community involvement is the practice of informing and involving the public in the cleanup process by engaging in dialogue and collaboration with community members who may be affected by site contamination. The department's community involvement efforts begin by establishing early and meaningful communication with communities through an exchange of information. This community involvement plan (CIP) for the Clayton Cleaners site is designed to ensure that the community is informed about opportunities for public participation that will occur as specific milestones related to the ongoing environmental investigation and cleanup for the site occur. The site's action plan, which is a list of community involvement activities that will be implemented and when they will be used to inform and involve the community in site cleanup decisions, will assist the site team in establishing effective communication with the local community.

The department is committed to providing ample and diverse opportunities for nearby residents, interested citizens, employees and other stakeholders to get information and voice their views and opinions about the site's environmental cleanup activities. Recognizing that people prefer to receive information in different ways and have varying levels of interest in the site, this CIP describes what 550 North and South L.L.C., and the department have done, and will do according to community preferences and concerns, to inform and communicate with the community and address their concerns.

During the creation of this CIP, department staff conducted research and community interviews with residents and stakeholders who represent the community. As part of this process, staff provided information to the community and responded to questions. The department will use community feedback contained in this CIP to continue to provide information to the community, address concerns and answer questions raised by the community as work at the site progresses.

Since it is a living document, this CIP will be reviewed and updated as needed to reflect community preferences, environmental milestones and activities at the site. The department and 550 North and South L.L.C. plan to keep residents and interested stakeholders informed and involved through a variety of communication methods and site activities, which are listed in the site's action plan and could include public meetings, site sheets, community group presentations and updates during active environmental investigations and cleanup resulting from these investigations.

**In order to keep the community informed about site activities and decisions, it is important that information is made available for access and review. For this reason, an information repository of site-related documents has been established at the department's Elm St. building location. The Elm St. repository contact information, such as the hours of operation, address and phone number can be found on page 14 of this CIP. Current site documents can be found on the department's website in the document search feature at [dnr.mo.gov/document-search](https://dnr.mo.gov/document-search). Additionally, electronic file information can be requested by filing a [Sunshine Law Request](#) with the department.**



# Site History and Maps



Site investigation sampling activities. MoDNR site photos.





## Clayton Cleaners Site Map



MoDNR site map

## Site Description and Background

The Clayton Cleaners site has been an active dry cleaning business since 1938, with the exception of 1953 to 1968, when a beauty salon occupied the building. Clayton Cleaners has been in operation at the site since 1988. Tetrachloroethene (PCE) was used during dry cleaning operations until April 2012, resulting in contaminated soil and groundwater at the site and surrounding area.

The earliest environmental site investigations were conducted in 1997, documenting PCE contaminated soil. From 2004 to 2017, the current site owner, 550 North and South L.L.C., conducted site characterization work as part of the Missouri Department of Natural Resources' Voluntary Cleanup Program (VCP) and Drycleaning Environmental Response Trust (DERT) Fund Program. However, this work was not completed before the DERT Program expired in 2017; at that time, the VCP referred the site to the department's Superfund Section for further investigation.

## Description of Contamination

PCE, also known as perchloroethene, or perc, is a nonflammable, colorless liquid, and a volatile organic compound (VOC), which means PCE evaporates easily. PCE is often used as a dry cleaning agent and metal degreasing solvent. PCE does not occur naturally in the environment; however, due to its widespread historic use in the dry cleaning and manufacturing industry, it is a common chemical present at sites where there is environmental contamination.

PCE that is released to surface water or soil tends to evaporate quickly, but breaks down very slowly in

groundwater, and can persist in groundwater for a very long time. PCE and other VOCs may travel from contaminated groundwater and soil into air spaces located beneath buildings, where it can enter the indoor air. This process is called vapor intrusion.

A variety of factors influence whether vapor intrusion occurs at a building located near a source of soil or groundwater contamination. These factors include soil type, depth to groundwater, building construction, the foundation's condition, and existence of underground utilities that can create pathways for vapors to travel.

It is not known exactly how long PCE has been used at the Clayton Cleaners site, but its use was discontinued in April 2012. Site records do not indicate how PCE was stored on the site during operation; however, no underground storage tanks were registered with the department, nor was there any evidence of tanks on the property. While the exact nature of the PCE release at the site is unknown, it is not uncommon for dry cleaning machinery and piping to leak, or for product to be released to the subsurface from spills via floor drains.

## Investigation and History

In 1997, phase I and phase II environmental site assessments were conducted to determine if hazardous substances were present at the site. During the investigation, three soil samples were collected. The results showed PCE in a soil boring on the building's northwest corner at 1,300 parts per million (ppm) at a depth of 16 feet below ground surface.

In November 2004, an additional Phase II subsurface investigation was completed at the site. This investigation further documented PCE and its breakdown VOCs in soil and groundwater above the cleanup level of 5 parts per billion (ppb). Further investigation to find and outline the extent of contamination was recommended.

In April 2005, the new property owner, 550 North and South L.L.C., entered the department's VCP to conduct additional investigation. A Phase II site characterization was conducted in July 2005. This investigation documented additional PCE contamination in soil and groundwater from 16 soil borings and groundwater monitoring wells from a former service station property located north of the dry cleaning site. PCE was detected in groundwater monitoring wells on the former service station property at levels up to 73,700 parts per billion, and in groundwater on the dry cleaner site at 203,000 ppb.

As part of the work being performed under department oversight, in September 2005, eight groundwater monitoring wells were installed and quarterly monitoring began. In June 2006, the Clayton cleaners site applied for and was accepted into the DERT Fund Program. The DERT Fund Program provided funds to investigate and clean up chlorinated solvent contamination from dry cleaning facilities. Operators of active dry cleaners were required to register with the department and pay an annual registration surcharge based on the number of gallons of chlorinated solvents used in a calendar year. As of May 2006, the DERT Fund was still active and adequate funding was available to finance investigations and cleanup of chlorinated solvent spills.

Using DERT funds, groundwater monitoring continued at the site from 2006 to 2011, when a new company took over as the site's environmental consultant. Groundwater monitoring results documented PCE and trichloroethylene (TCE) at levels ranging from 2.0 to 169,000 ppb and 2.4 to 23,400 ppb, respectively. In 2010, soil gas samples were collected from two on-site locations. PCE was detected at 220,000 ppb from a soil gas probe on the facility's southern side.

The highest PCE concentrations in soil and groundwater were located on the building's northwest corner. The last round of groundwater sampling was conducted in 2012, when the most heavily impacted groundwater was found in wells surrounding the building footprint, particularly on the western side. The final site characterization report, completed in April 2012, indicated that a cleanup plan would be submitted to the department. In September 2012,



MoDNR site photo

the department notified Clayton Cleaners that DERT funding would be limited for future costs, consequently, no additional investigation was conducted from 2012 to 2017.

The maximum contaminant level (MCL) for PCE in drinking water is 5 ppb. MCLs are standards set by the EPA to protect public health by limiting the levels of contaminants in public drinking water supplies. Drinking water in the site area is supplied by Missouri American Water; there have been no detections of PCE in this system.

The primary exposure concern at the Clayton cleaners site is vapor intrusion. Vapor intrusion is an evolving science that many years ago was not considered a pathway of exposure. For years, only direct contact exposures, such as the drinking water pathway were addressed; however, many sites are now being re-evaluated for potential vapor intrusion risk. It was not until 2015 that EPA guidance on investigation and evaluating vapor intrusion was finalized. The groundwater and soil gas levels previously documented at the Clayton cleaners site exceed current vapor intrusion screening levels set by EPA, indicating the need for additional sampling to evaluate the risk of vapor intrusion into the facility and nearby buildings.

After the DERT fund program had expired, vapor intrusion risk at the Clayton Cleaners site had not yet been fully evaluated. In 2018, the VCP referred the site to the department's Superfund Section for further investigation. As authorized under the federal Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) and the Superfund Amendments and Reauthorization Act of 1986, in May 2019, the department completed a Pre-CERCLA screening and abbreviated preliminary assessment of the Clayton cleaners site, recommending to EPA that a site inspection be conducted. The site inspection investigation results are summarized below.

## Site Inspection Investigation

In September 2019, the department conducted CERCLA site inspection sampling to determine current PCE concentrations in on-site soil gas and groundwater, and whether PCE had migrated off-site. The department collected a total of six groundwater samples, six soil gas samples, five sub-slab vapor samples, and three sewer gas samples from the Clayton cleaners property and surrounding residential properties.

Based on investigation results, the primary concern remains the potential for nearby building occupant exposure to PCE and breakdown products through the vapor intrusion pathway. Concentrations of PCE and breakdown products in groundwater, soil gas, sewer gas and sub-slab vapor were documented at levels exceeding EPA's commercial and residential vapor intrusion screening levels, warranting further investigation. It should be noted that although this sampling documents a potential for vapor intrusion, these results do not mean any exposure is actually occurring; it means further investigation is needed.

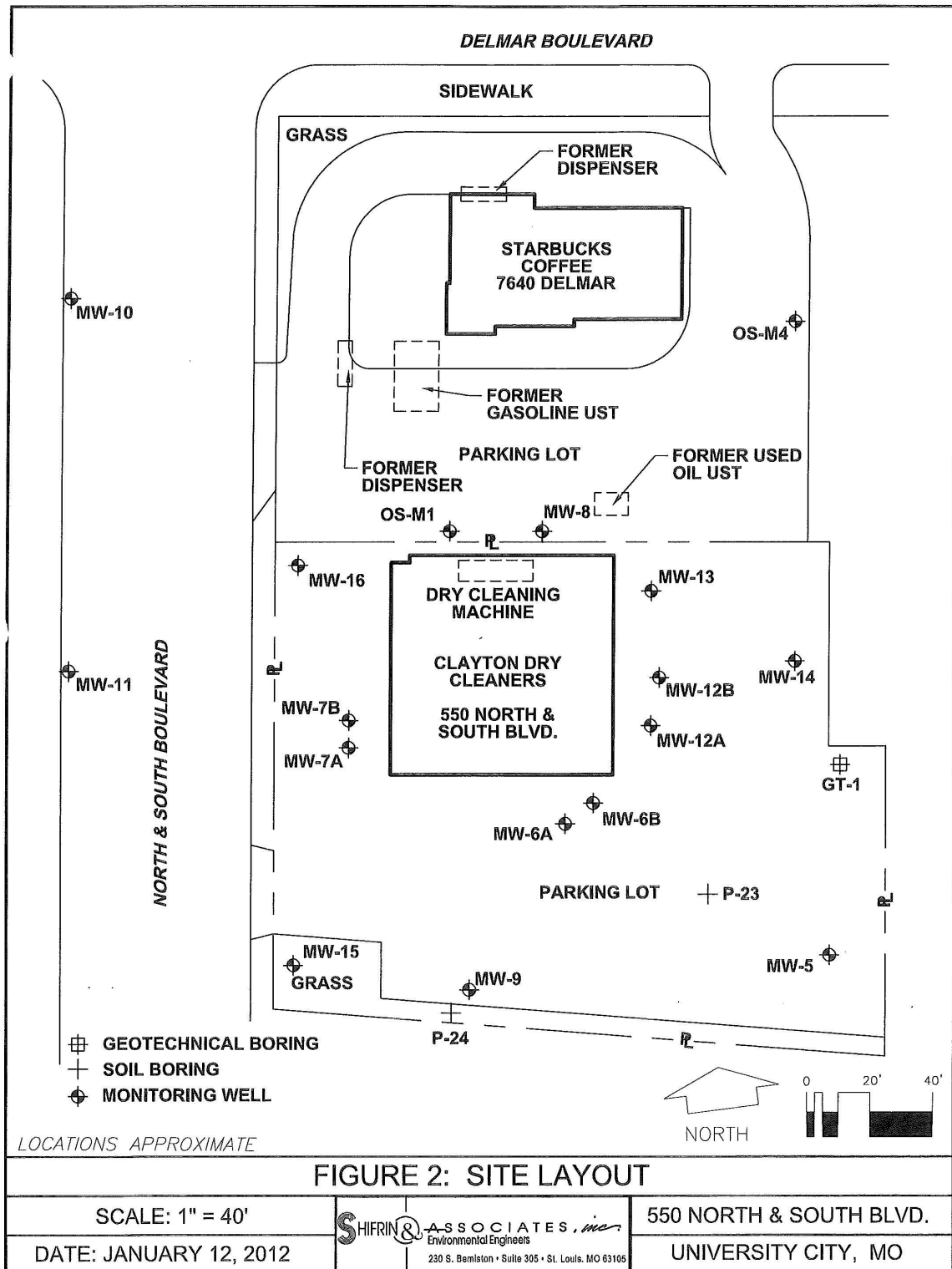
Sampling results confirmed that a PCE groundwater plume is present beneath the Clayton cleaners facility and that contamination has traveled west, following the direction of groundwater flow. In addition, contaminants appear to have migrated north via the sewer system. The highest contaminant concentrations were found at the Clayton cleaners property, and properties west and south of the dry cleaner.

Based on the site investigation's results, the department recommends additional characterization at the site to fully define the extent of PCE and breakdown product contamination. Indoor air sampling is needed to determine whether any exposure is occurring in residential or commercial structures where nearby contaminant levels in soil gas, sub-slab vapor, or sewer gas exceed EPA vapor intrusion screening levels.

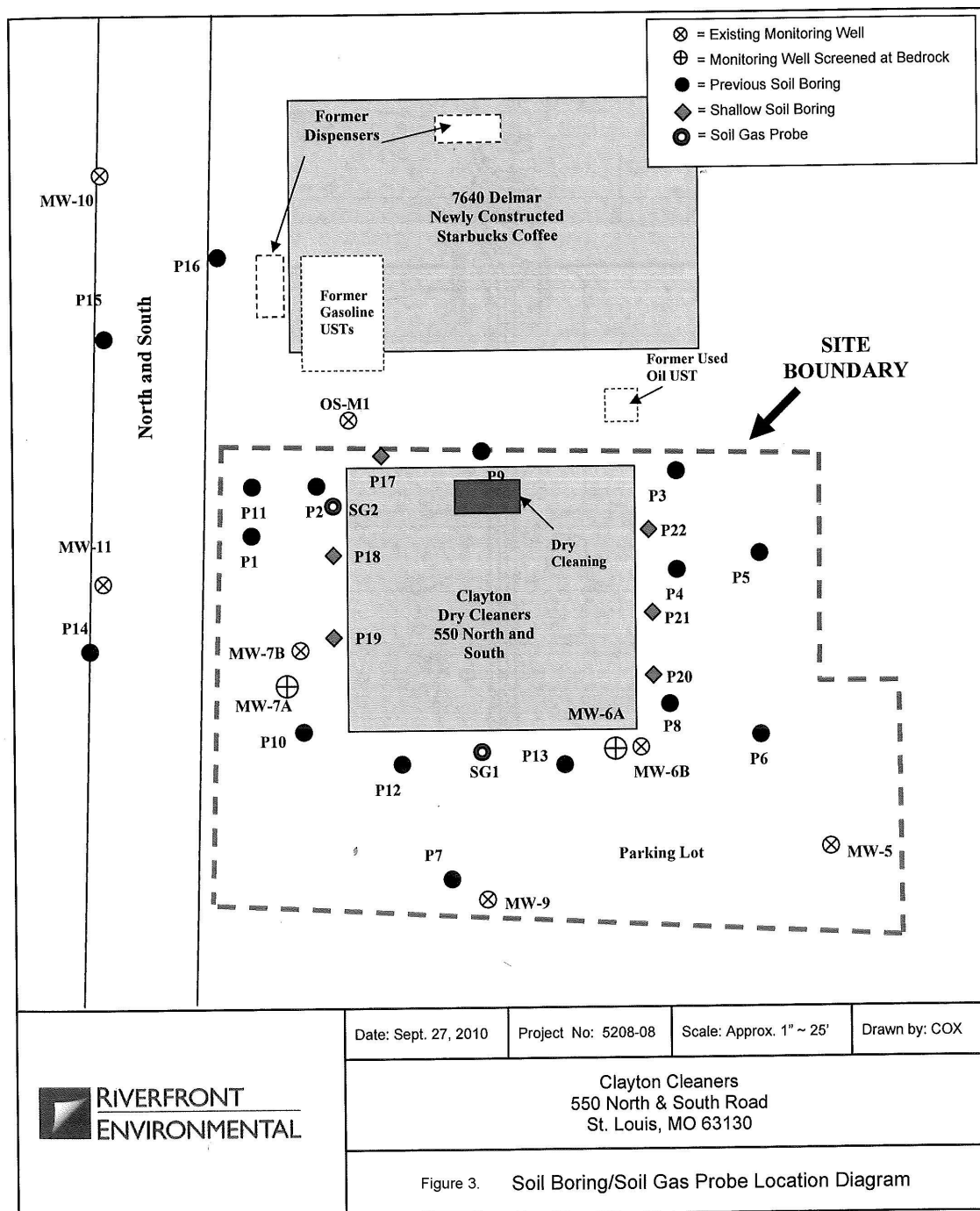
In December 2021, the department successfully negotiated with the current property owner to enter into the department's Superfund Cooperative Program to conduct further site characterization and to initiate any actions necessary to address exposure risk above a level of health concern. Please see the Clayton Cleaners site fact sheet for more detailed information, located in Appendix D, on pages 36-39 of this community involvement plan.



## Site Layout - Monitoring Wells and Soil Borings



## Site Layout - Soil Boring/Soil Gas Probe Locations



Map courtesy of Riverfront Environmental



# Clayton Cleaners Site Activity Timeline

1997

Phase I and II environmental site assessments (ESAs) conducted by Shifrin and Associates for Mercantile Trust Company finds evidence of PCE in soils near northwest corner of the building. Also found evidence of PCE, TCE, vinyl chloride and cis-1,2-DCE levels in soil and groundwater that exceed cleanup objectives.

2003

Giles Engineering Associates, Inc. completed a magnetic survey and Phase II ESA for Valvoline Instant Oil Change. Petroleum impacted soils and groundwater were detected during the survey. Additionally, Giles reported groundwater impacted with dry cleaning solvents originating from Clayton Cleaners located immediately south of the site.

2004

Riverfront Environmental conducted an additional Phase II subsurface investigation, confirming historic release of VOCs at the site. Other subsurface contaminants discovered at the site have possibly comingled with petroleum contamination originating from the north adjoining service station at 7640 Delmar, which has a documented leaking underground storage tank facility.

2005

Riverfront Environmental conducted a Phase II site assessment and delineated soil impact on and off-site. Groundwater monitoring wells were installed later in the year, groundwater monitoring began.

2005 -  
2008

Beginning September 2005, six quarters of groundwater monitoring occurred, two deep groundwater monitoring wells were installed. After assessing the final groundwater monitoring report, the department recommended further action. In 2007, Riverfront Environmental completed a remedial investigation plan and in 2008, a groundwater monitoring report. Highest concentrations of PCE and TCE were located around the perimeter of the building in shallower wells.

2011 -  
2012

Sept. 28, 2011— work plan for soil sampling and groundwater monitoring and developing site characterization report and corrective action plan submitted to the department by Shifrin. Site characterization report submitted to the department on April 3, 2012.

2018 -  
2019

Clayton Cleaners notified of expiration of participation in DERT program, site withdraws from the program. Superfund initiation letter sent to Clayton cleaners. Pre-CERCLA screening and abbreviated preliminary assessment finalized. Site investigation sampling conducted; sampling results sent to Clayton Cleaners owner, residents and AED Enterprises separately; sewer results sent to St. Louis Metropolitan Sewer District. Department staff attended a condo association meeting on Dec. 9, 2019.

2020

Feb. 18, the department conducted vapor intrusion sampling at Clayton Cleaners site and several adjacent residential properties.

2021 -  
2022

As part of the Superfund Cooperative Program, a letter of agreement (LOA) was signed between the department and the current property owner on Dec. 22, 2021, with an effective date of Jan. 1, 2022. The LOA lays out the details for the property owner to conduct further site characterization and to initiate any actions necessary to address exposure risk above a level of health concern. Further investigations by the property owner are expected to begin by summer or fall 2022.

# Community Feedback



The Missouri Department of Natural Resources encourages the community to get involved as we oversee site characterization and cleanup of the Clayton Cleaners site.

## Community Members Provide Feedback to Enhance Community Involvement

Missouri Department of Natural Resources staff surveyed community members, residents, business owners and leaders to find communication strategies that work best for the community and to survey community concerns regarding the Clayton Cleaners site and site cleanup. Community responses are summarized below, and will strengthen future communications between the community and the department.

Community interviews were conducted on May 24 and 25, 2022. Interviewees were selected based upon their proximity to and involvement with the site, as well as interest in the site. Department staff interviewed members of the community representing city government, local residents and local business managers. A total of 11 respondents submitted community surveys. Individual responses can be found beginning on page 44. Only three respondents have lived or worked in the community for less than five years.

People who responded to the community survey indicated a mild to little interest in the site. Concerns over vapor intrusion were raised by a few respondents.



### What People Understand About the Site

Of those who completed the survey, approximately half seemed to have at least a basic understanding of the site's operation and history, and an understanding of environmental issues related to the site. Most communicated that hazardous substances were used at the site in the past, they are no longer being used, but that the use of such substances led to soil and groundwater contamination that could potentially affect businesses and residences adjacent to the site.



### Where People get Information About the Site

Most communication in the community is being delivered by word of mouth. One person knows the owner of Clayton Cleaners; they receive their information from him. Some people indicated they do not receive site information.





## **Community Interest in the Site**

Of those interviewed, 60% indicated they are interested in the site to differing degrees. Others are not interested at all. Of those who are interested, some of that interest centers around effects site contaminant releases could have on individual health or resale value of affected properties or properties near contamination.



## **Community Concerns About the Site**

The community appears concerned about optics during future site investigations and potential cleanup, especially if there is signage posted or if any of the site activities are noticeable by the public. Some feel this may affect their businesses, while others worry about real estate values and the need for disclosure. Other concerns were about the safety of air and water and about cancer risks resulting from contaminants released from the site. Some respondents stated they had no fears regarding the site, one person stated that they had not yet been affected by site contamination, but they were fearful of being affected in the future.



## **When and How Often the Community Wants to be Informed**

Some individuals declined to answer questions about site communications or indicated they did not want to receive site information. However, seven individuals indicated that they would appreciate communication about the site or site contamination. One person pointed out that they would like notification whenever there is a site change or event. Another person prefers a twice yearly update, another specified they would like information presented in a timely manner.



## **Community Members Tell us How to Reach Them**

A majority of respondents preferred to receive information via email. U.S. Mail was also suggested. While speaking with interviewees, we informed them of the department's Clayton Cleaners webpage, and assured them the webpage is updated with site activities, documents and the results of site investigations regularly. There were no suggestions of meetings or gathering places where groups of people meet regularly. Information outlets used most by interviewees include condo property management, U City community newsletters, Facebook, occasional homeowner association meeting and the Code Red emergency broadcast phone alert system. About half of the respondents indicated they were fairly likely to attend a public meeting in the future.



## **Community Comments, Suggestions and Recommendations Regarding the Site's Cleanup**

There was only one response to this question; a concern was expressed about the possibility of construction disturbing the soil, causing more vapor intrusion concerns as a result.



## MoDNR Response to Community Concerns

### Community members brought up specific comments and concerns the department addresses below:

1. Real estate sales concerns: Certain disclosure requirements apply to renting and selling real estate. Property owners should consult an attorney or real estate professional if they have questions about whether those duties apply to a possible transaction.
2. Air and water quality: So far, testing has not shown the ambient air is affected anywhere outside of the Clayton Cleaners property. The community surrounding the Clayton Cleaners site doesn't utilize the groundwater for drinking water purposes.
3. Cancer concerns: If it is determined there may be a possible cancer risk to anyone, the Missouri Department of Health and Senior Services will be in contact and will provide recommendations and information.
4. Site cleanup schedule and property values: The first step in the site cleanup process is to fully characterize the site. This may take a year to complete. Once that is completed, then it will be determined if a cleanup will be needed based on sample results and a risk assessment.
5. Effects of property values: The department cannot provide legal advice as to real estate disclosure requirements, which are covered by Missouri state law. Your attorney or real estate agent should advise you on those issues. However, the department can provide to anyone, upon request, a letter detailing the status of a particular property with regard to the known locations of contaminants.. This type of letter, known as a "comfort letter," is intended to provide some degree of certainty to property owners and potential purchasers regarding liability with regard to a property. While the department understands that innocent property owners may suffer damages from the presence of contamination in the local environment, the department has no legal authority to compensate property owners for those damages.
6. Vapor intrusion (VI) sounds like the biggest risk: VI is what we are focused on for this site. It is the only avenue for exposure. The primary exposure concern at the Clayton Cleaners site is vapor intrusion.
7. Optics of cleanup are not good, especially if someone is trying to sell: If there is a need for cleanup, that (optics) will take precedence.
8. For me, it's the cancer risk from living there— will the tests always be negative: Several rounds of sampling will be conducted for indoor air in selected locations to ensure no human exposure risk above a residential action level.
9. The site has not yet impacted our lives, will we need more soil and water testing to confirm future risks: Additional sampling is planned for properties located near the site.
10. Will we need to install treatment for VI in our homes: If the results from the indoor air sampling are above the residential Environmental Protection Agencies VI screening levels, then a treatment system will be installed by the responsible party at no cost to you.
11. I live in a four year old condo, and the soil test from our common parking area was good. Could construction move ground and cause vapor intrusion: VI occurs when a volatile contaminant is released into the environment, where it can reach soil and groundwater. If the contamination is present in soil under a building or in groundwater running under a building, vapors from the contaminated soil or groundwater can travel upwards, seeping into nearby buildings and contaminating indoor air. Moving soil does not directly cause vapor intrusion.



# Site Repository

The site's information repository will contain certain site documents, including this CIP, and information regarding proposed or planned cleanup activities. Additionally, the information repository will contain the administrative record. As required by the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), the administrative record will contain information that forms the basis for the selection of a response action, including verified sampling data, quality control and quality assurance documentation, chain of custody forms, site inspection and evaluation reports and other site-related reports and documents. The proposed plan as well as the decision document and supporting information will also be included in the administrative record. The information contained in the repository will be updated as new information becomes available.

## Information Repository vs. Administrative Record

The **information repository** can be described as the physical location for storing site information. This is usually a centralized public location that provides easy access for community members. The administrative record is located within the information repository. Libraries, other public buildings and the internet are popular places for information repositories. It contains the administrative record and other site information deemed relevant to the site, such as site contact information.

The **administrative record** contains information that explains why a response was conducted at a site. This includes all the factual, technical and scientific data considered in the decision making process, as well as all public comments submitted to the department during public comment periods, and responses to those comments.

## Clayton Cleaners Site Information Repository Location:

### Missouri Department of Natural Resources

1730 E. Elm Street  
Jefferson City, MO 65101

Ph: 800-361-4827

Building hours:  
Monday—Friday, 8 a.m. to 5 p.m.

\*The building will be closed on all state and federal holidays.

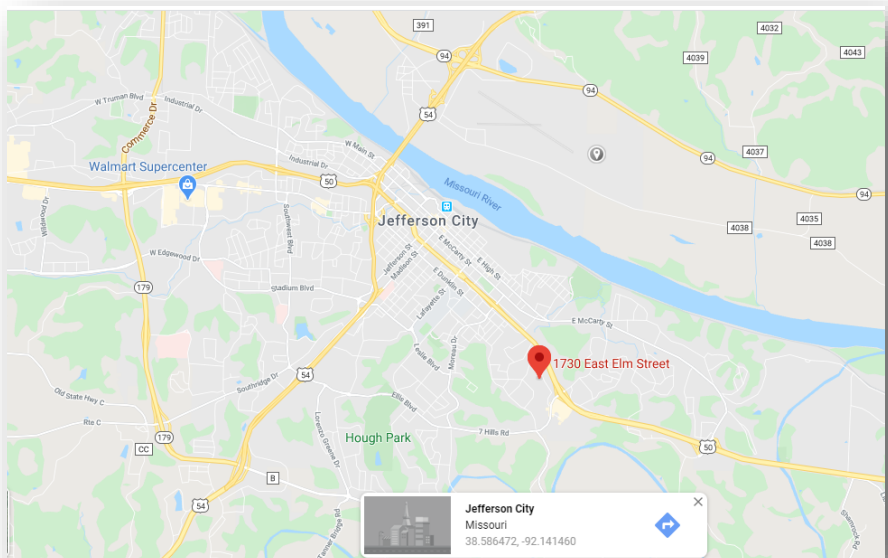


Image courtesy of Google Maps

# Site Action Plan

In addition to the site information repository, the department will use several tools to ensure that effective communication with the community continues while environmental response activities are underway at the site. This CIP is intended to be a dynamic document that may change as the project progresses, as community information needs change or as other effective methods for maintaining two-way communication with the affected community are identified.

When establishing objectives for a site-specific community involvement action plan, several factors are taken into consideration, including state and federal requirements, site contaminants and extent of contamination, and community interest in and concerns regarding the site.

The department has and will continue to engage the community in decision making activities that will help guide site cleanup activities and final cleanup decisions. Based on community interview responses (pgs. 43-53), the department has developed a site action plan that will ensure the community receives site information in a way, and at a frequency that allows community members to be active participants in site cleanup decisions, and answers questions or concerns they may have had during the 2022 community interviews.

## Community Involvement Activities at the Site

Based on community interviews, the department has committed to providing the following means of communication with the community:

**Site Webpage** - the department maintains a site webpage at [dnr.mo.gov/waste-recycling/sites-regulated-facilities/superfund/interest/clayton-cleaners](https://dnr.mo.gov/waste-recycling/sites-regulated-facilities/superfund/interest/clayton-cleaners). The site is updated as new information or public meeting or involvement opportunities are available.

**Site Sheet** - the department will create an informational sheet and update it at key stages of the site cleanup process to summarize findings, impart decisions or convey other important site information. The site sheets will include non-technical language and supporting graphics as needed for clarity. Site sheets will be located in the information repository, on the department's website, and may be distributed at public meetings.

**Public Notices and News Releases** - the department will place a public notice in the local newspaper or submit a news release to local media when the site reaches key points as it goes through the CERCLA process, such as when the proposed plan becomes available or when the record of decision has been signed, and to notify the public of important site events, such as when a public meeting is scheduled or when announcing the beginning of public comment periods.

**Public Meetings and Availability Sessions** - the department will host public informational meetings about the Clayton Cleaners site to get public comments at key times during the cleanup process, such as before cleanup decisions are made.

**Comment During Public Comment Periods** - comment periods are the primary way the department receives input from the community on proposed cleanup decisions. Comment periods usually last thirty days (may be extended, if a written request is submitted to and approved by the department) and are required at key points in the cleanup process. Comments are usually made in writing to the department or by speaking at a public meeting. The department will formally respond to all comments received.

# Community Profile and Demographics

University City is a suburb of the city of St. Louis, located in St. Louis County, at the central eastern border of Missouri. University City encompasses 5.876 square miles of St. Louis County. According to the 2020 U.S. Census Bureau Survey, the population of University City was approximately 34,285 in 2020.

University City is larger than many small Missouri towns. It contains its own school district, Washington University, an 85-acre park, community centers and public pool facilities. University City was originally facilitated by streetcars, which allowed people to live further away from the big city and use the streetcars for transportation into the city for work and other needs. Washington University also played a part in the development of University City. University City was developed in different stages and reflects that in its collection of historic architecture mixed with modern urban features such as shopping malls and other newer housing and retail developments. Perhaps it is best known for the Delmar Loop, formerly a streetcar turnaround area, now a destination for entertainment, shopping and food.



Image courtesy of Explore St. Louis

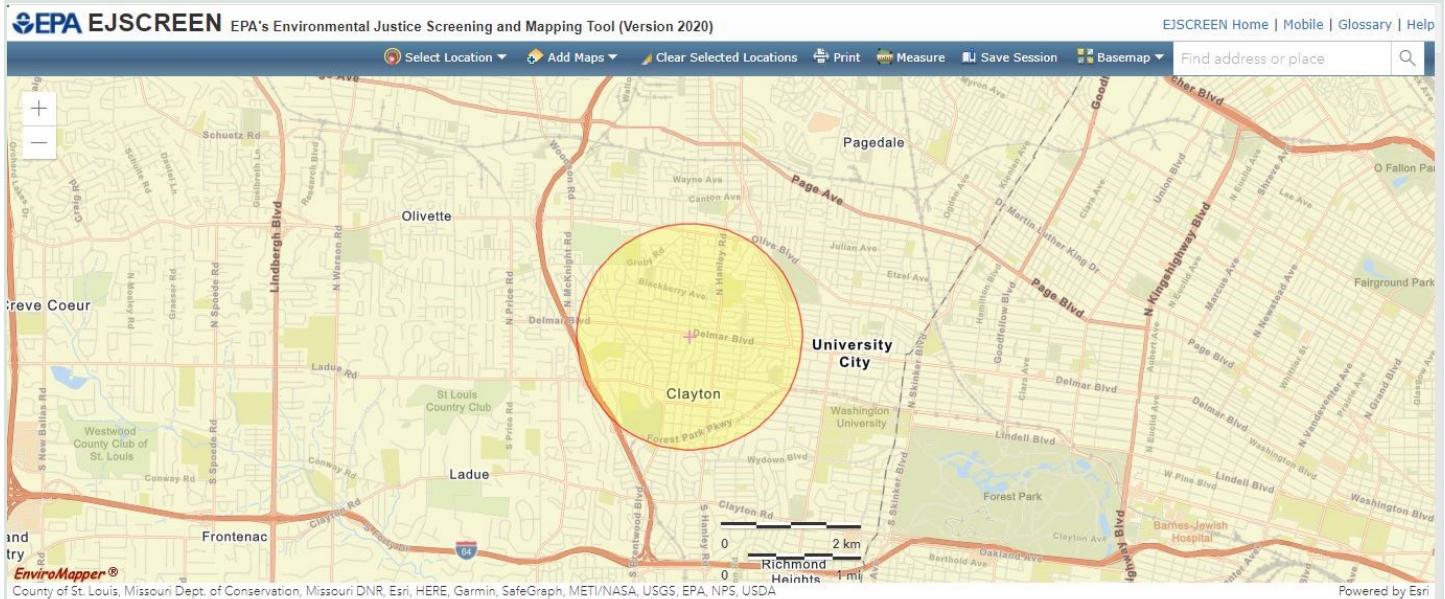


Image courtesy of Explore St. Louis



# Community Profile and Demographics cont.

## Map of One Mile Radius from the Clayton Cleaners Site



This map demonstrates a one-mile radius from the Clayton Cleaners site. Demographic information obtained from citizens living within the one-mile boundary is summarized below. Both the map and associated demographic information were obtained from the [U.S. Environmental Protection Agency's EJSCREEN site](#). Community dynamics change regularly; EJSCREEN is a reliable source of demographic information used in this community involvement plan. EJSCREEN was used to get a better picture of the most current demographics within the immediate community surrounding the site. More detailed information for University City and the community surrounding the Clayton Cleaners site can be found in the Appendix section of this community involvement plan, on pgs. 31-36 of this CIP.

## Clayton Cleaners Site EJSCREEN 2019 ACS Demographic Summary

The U.S. Environmental Protection Agencies EJSCREEN tool provides census information that describes the demographics of the local community within a one-mile radius of the Clayton Cleaners site. According to the demographics for this site, the community surrounding the site withing a one-mile radius is fairly affluent, mostly white and well educated.

In this community, there were 7,880 households, 66% were owner occupied and 34% were renter occupied. The local community consisted of 16,683 residents; of which, 73% were White, 16% were Black and 7% were Asian. Four percent reported being of two or more races, 2% were Hispanic, 1% were of some other race. Forty-nine percent were male, 51% female. Of the total local population, 4% were aged 0-4, 17% were 0-17, 83% were aged 18-plus and 20% were aged 65-plus. Of the residents who were aged 25 or older, 1% had less than a 9th grade education, 3% had between a 9th and 12th grade education with no diploma, 8% were high school graduates, 10% had some college with no degree, 4% had obtained an associate degree and 74% had a bachelors degree or more.

In the local community, 91% of people spoke only English at home, conversely, 9% spoke no English at home. Household income varied; 7% made less than \$15,000, 3% made \$15,000 to \$25,000, 13% made \$25,000 to \$50,000, 11% made \$50,000 to \$75,000 and 66% reported making \$75,000 or more per year. This and more information can be found in the EJSCREEN reports on pages 34-36, in the appendix of this CIP.